

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JUNE 6, 2007

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: STEPHEN K. HARSIN

☐ Consent ☒ Discussion

SUBJECT:

ABEYANCE ITEM - Public Hearing to consider the report of expenses to recover costs for mitigation abatement of vacant or abandoned building and assess civil penalties located at 5412 Longridge Avenue. PROPERTY OWNER: FLORDELIZA P. CANLAS (\$6,835 – General Fund) - Ward 1 (Tarkanian)

Fiscal Impact

☐

No Impact

☐

Augmentation Required

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Budget Funds Available

Amount: 6,835

Funding Source: General Fund

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. To date, there have been sixteen (16) inspections conducted at this location. The value of the property based on the sale date of August 2005 was \$254,900.

RECOMMENDATION:

That the City Council: 1. Approve the report of expenses in the amount of \$4,000 for work completed by James Burke, Inc., plus a 15% administrative processing fee of \$600, reinspection fees (including late fees) of \$285, civil penalties in the amount of \$1,950, for a total amount of \$6,835 and that the above charges be filed and recorded against the property constituting a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien
8. Request for Reschedule of Appeal Hearing
9. Rescheduled Hearing Notification

Motion made by LOIS TARKANIAN to Approve with no civil penalties

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Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, indicated the condition of the property as a public hazard and attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken, nor an appeal filed, the Department of Neighborhood Services hired James Burke, Inc. to remove refuse, waste, trash, debris, litter and vegetation, landscape the front yard, replace broken windows and install protective covering. To date, there have been 16 inspections conducted at this location. The value of the property based on the sale date of August 2005 was \$254,900. MR. SMITH recommended that the City Council approve the report of expenses in the amount of \$4,000 for work completed by James Burke, Inc., plus a 15 percent administrative processing fee of \$600, reinspection fees including late fees of \$285, civil penalties in the amount of \$1,950, totaling \$6,835, and that the above charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer. In addition, Council may impose daily civil penalties from November 3, 2006 to February 6, 2007 for 95 days, totaling \$47,500.

FLORDELIZA CANLAS stated she did not receive the letters sent by the City. She leased the property but evicted the tenant because he owed her \$3,600. Thereafter, the tenant vandalized the property. She is very ill and has been in the hospital. She emphasized that the only letter she received was one dated April 11, 2007. MAYOR GOODMAN explained the Council received her letter explaining her medical situation.

In response to the Mayor's query, MR. SMITH replied that the letters were sent certified; one was returned unclaimed and one was received. MS. CANLAS verified that the signature on the card was not hers. MR. SMITH added that every effort is made to find a current address.

MAYOR GOODMAN found that MS. CANLAS did not personally receive the letter; however, the property was rectified and certain expenses were incurred to the property. He reassured MS. CANLAS that the assessment would be imposed as a lien.

COUNCILWOMAN TARKANIAN supported reimbursement for the City's costs with no civil penalties.

MAYOR GOODMAN declared the Public Hearing closed.